

Suburban Policy Area Land Use Matrix

| Land Use | Definition | Density | | |
|---|--|--|--|--|
| Residential | Mixed-type housing neighborhoods. Allows for mix of residential supportive uses. | Residential: 1.0 to 4.0 dus/acre | | |
| High-Density Residential | Single-family attached and multi-family housing. Allows for mix of residential and supportive uses. | Residential: 8.0 – 16.0 dus/acre 8.0 – 24.0 dus/acre in Toll Road corridor | | |
| Town Center | A “downtown” or “Community Core”. Mixed-use with emphasis on pedestrian movement (vs. vehicular). | Res: 8.0 – 16.0 dus/acre Non-Res. to 0.4 FAR | | |
| Urban Center | Intensive, large-scale mixed-use. Rectilinear layout with public greens & squares with landscaped streets & pedestrian-oriented buildings. | Phase w/ Roads w/ Bus w/ Rail | <u>Res. dus/acre</u> 8.0–16.0 to 24.0 to 24.0 | <u>Non-Res. FAR</u> to 0.4 0.4 to 1.0 1.0 to 2.0 |
| Transit Node: Transit-Oriented Development (TOD) | Compact mixed-use development at densities to support transit. Streetscapes and building frontages that are pedestrian scale. | Phase w/ Roads w/ Bus w/ Rail | <u>Res. dus/acre</u> 8.0–24.0 to 32.0 to 50.0 | <u>Non-Res. FAR</u> to 0.6 0.6 to 1.0 1.0 to 2.0 |
| Transit Node: Transit-Related Employment Center (TREC) | Compact employment-based development at densities to support transit. Streetscapes and building frontages that are pedestrian scale. No residential component, where limited by airport Ldn. | Phase w/ Roads w/ Bus w/ Rail | <u>Res. dus/acre</u> NA | <u>Non-Res. FAR</u> to 0.6 0.6 to 1.0 to 2.0 (2.0 net cap) |
| Keynote Employment | 100% office or research & development centers supported by ancillary retail & services. Corporate headquarters/premiere office development, heavily landscaped and visually impressive. | Res: NA Non-Res. FAR: 0.40 to 1.0 | | |
| Regional Office | Mixed-use development supports a variety of office with some high-density residential and supportive services and retail. | Res: 8.0 – 24.0 dus/acre Non-Res. FAR 0.40 – 1.00 | | |
| Light Industrial | Lowrise (primarily 2-story or less) development, includes flex/warehouse, small-scale manufacturing. Compatible with office commercial and residential – no outdoor storage or emissions. | Res: 8.0 – 24.0 dus/acre Non-Res. FAR: 0.30 – 0.40 | | |
| General Industrial | Labor intensive industrial & commercial uses. Buffered and separated from residential. Outdoor storage, noise, & emissions. | Res: NA Non-Res. FAR: 0.30 – 0.40 | | |